



# **CITY OF HAYWARD**

## **AGENDA REPORT**

AGENDA DATE 04/04/06

AGENDA ITEM 5

WORK SESSION ITEM           

**TO:** Mayor and City Council  
Redevelopment Agency Board Members

**FROM:** Director of Public Works

**SUBJECT:** Cinema Place Parking Structure: Approval of Plans and Specifications, Call for Bids, and Authorization for Additional Professional Services

### **RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolutions that:

1. Approve the plans and specifications for the Cinema Place Parking Structure project and calls for bids to be received on May 16, 2006; and
2. Authorize an increase of \$30,000 in additional services in the agreement for professional services with KPFF Consulting Engineers.

### **BACKGROUND:**

On May 17, 2005, the Redevelopment Agency authorized the Agency Director to enter into an agreement with KPFF Consulting Engineers to provide professional design services for the Cinema Place Parking Structure project. The parking structure will be adjacent to the proposed theatre development and will be located on the corner of Foothill Boulevard and C Street. This project consists of three parking levels with central ramps, similar to the parking structure across the street from City Hall and will contain 244 parking spaces. Motorists would enter the parking structure from Foothill Boulevard or Theatre Alley, which can be accessed from B and C Streets. The project will also include site improvements such as landscaping and irrigation, sidewalk repair and replacement, new driveway construction, and site drainage.

Council reviewed the preliminary design plan for the Cinema Place parking structure during the November 1, 2005, worksession. Comments from the work session were incorporated into the final plans. A copy of the preliminary design concept is attached as Exhibit A. The original professional services agreement with KPFF Consulting Engineers was for \$280,000, of which \$42,000 was for additional services. During the design of the project, the consultant's scope of work was modified to include full site design, including civil engineering, landscape and irrigation design. In addition, other extra work items, including preparation of schematic/conceptual drawings for the project were added, resulting in expenditure of the \$42,000 allocated for additional services. In order to address these changes in scope, as well as required support during construction, staff recommends an increase of \$30,000 to the additional services, which would increase the total not-to-exceed amount of the contract to \$310,000.

On July 20, 2004, the City Council approved the Mitigated Negative Declaration and Mitigation Monitoring Program for this project. The Initial Study Checklist and Mitigated Negative Declaration were prepared in conformance with California Environmental Quality Act guidelines. It was determined that the proposed project, as conditioned to include the recommended mitigation measures, would not significantly impact the environment.

#### **PROJECT COSTS:**

The estimated costs of the project are as follows:

Construction	\$ 5,100,000
Consultant Design and Construction Support	310,000
City Design Administration	30,000
Inspection and Testing	260,000
TOTAL	<u>\$ 5,700,000</u>

#### **FUNDING:**

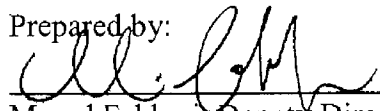
Funding for this project is contained in the 2004 Tax Allocations Bond Fund. After bids are received, staff will return with a request to award the contract and appropriate funds for construction.

#### **SCHEDULE:**

The following schedule has been developed for this project and has been coordinated with the schedule for the theater development:

Open Bids	May 16, 2006
Award Construction Contract	June 20, 2006
Begin Construction	August 14, 2006
Complete Construction	March 16, 2007

Prepared by:



Morad Fakhral, Deputy Director of Public Works

Recommended by:



Robert A. Bauman, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachment: Exhibit A: Preliminary Design Concept

**DUE TO THE LENGTH OR COLOR  
OF THE ATTACHMENT, IT HAS  
BEEN INCLUDED AS A SEPARATE  
LINK**

**DRAFT** NH 3/30/06

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

Introduced by Council Member \_\_\_\_\_

RESOLUTION APPROVING PLANS AND  
SPECIFICATIONS FOR THE CINEMA PLACE PARKING  
STRUCTURE PROJECT, PROJECT NO. 5095, AND  
CALL FOR BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That those certain plans and specifications for the Cinema Place Parking Structure Project, Project No. 5095, on file in the office of the City Clerk, are hereby adopted as the plans and specifications for the project;
2. That sealed bids therefor will be received by the City Clerk's office at City Hall, 777 "B" Street, 4<sup>th</sup> Floor, Hayward, California 94541-5007, up to the hour of 2:00 p.m. on Tuesday, May 16, 2006, and immediately thereafter publicly opened and declared by the City Clerk in the Public Works Conference Room, 4D, located on the 4<sup>th</sup> Floor of City Hall, Hayward, California;
3. That the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same; and
4. That the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law.
5. On July 20, 2004, the City Council approved the Mitigated Negative Declaration and Mitigation Monitoring Program for this project.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward

**DRAFT**

NH 3/30/06

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA- 06-

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AUTHORIZING AN INCREASE FOR  
ADDITIONAL SERVICES TO THE AGREEMENT WITH  
KPFF CONSULTING ENGINEERS FOR THE CINEMA  
PLACE PARKING STRUCTURE PROJECT, PROJECT NO.  
5095

WHEREAS, on May 17, 2005, the Redevelopment Agency authorized the Agency Director to enter into an agreement with KPFF Consulting Engineers to provide professional design services for the Cinema Place Parking Structure Project, Project No. 5095; and

WHEREAS, the original agreement with KPFF Consulting Engineers was for \$280,000, of which \$42,000 was for additional services, which sum has already been expended for other extra items.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency Board of the City of Hayward authorizes an increase of \$30,000 for further additional services, for a contract amount of \$310,000.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel